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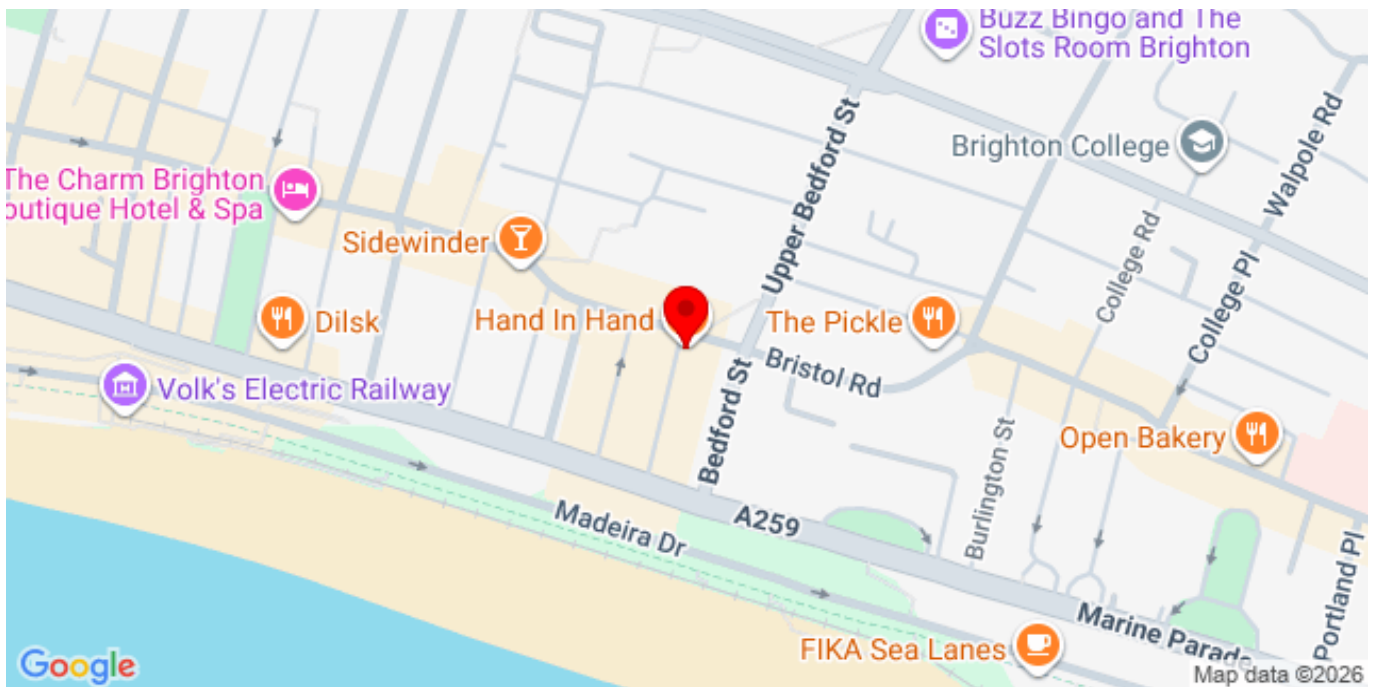
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32 Upper St James's Street, Brighton, BN2  
1JN

TO LET: 1ST FLOOR OFFICE PREMISES

# LOCATION



Upper St James's Street is situated in the much sought-after Kemp Town Village area of Brighton and continues to be a thriving destination for several 'E Class' users. The premises is surrounded by a mix of independent and national operators within an established residential population. The road itself is a busy car and pedestrian thoroughfare, with the well-known Brighton College and Royal Sussex Hospital in close proximity. Access to the main A259 road link is easily found to the south of the property, with regular bus services providing access into central Brighton.

## Description

A chance to acquire this self-contained office premises in the busy commercial thoroughfare of the much sought-after area of Kemp Town.

The unit benefits from two office rooms with natural light, a separate WC with a shower unit, an open-plan kitchenette, and the added convenience of being positioned above Budgens on the Ground Floor.

Ideally suited to a variety of business professionals looking for immediate office occupation.

## Key Features

- Self Contained First Floor Office
- Kemp Town Location
- Flexible Terms - New Lease Available
- Ready for Immediate Occupation

## Accommodation

First-Floor office premises, accessed from a self-contained Ground Floor entrance on Upper St

James's Street.

Guide Rent - £10,200 per annum exclusive.

## Property Details

First Floor Office: 408 sq ft (37.89 m2)

## Amenities

- Open Plan
- W/C and shower facility
- Kitchenette
- Wood effect laminate flooring
- Spot lighting
- Sash windows
- Good natural light
- Electric heating
- Numerous power sockets (not tested)

## Lease

A new lease for a term to be agreed upon.

## Rent Review

By way of negotiation.

## Repairing Liability

Effective Full Repairing and Insuring.

## Business Rates

Billing Authority: Brighton & Hove

Description: Office and premises

Rateable Value: -

Rates Payable: -

## VAT

The property is not elected for VAT, therefore VAT is not chargeable on the terms quoted.

## Legal Fees

Ingoing tenant to cover all fees associated with the transaction.



## Viewing Arrangements

Strictly via prior appointment through sole agents Graves Jenkins.







GET IN TOUCH  
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